



PLEASANT GROVE CITY
PLANNING COMMISSION MINUTES
February 25, 2016

PRESENT: Chair Levi Adams, Commissioners Drew Armstrong, Amy Cardon, Peter Steele, Matt Nydegger, Jennifer Baptista, and Ryan Schooley

EXCUSED: Vice Chair Lisa Coombs and Commissioner Scott Richards

STAFF: Community Development Director Ken Young, City Planner Royce Davies, Planning Tech Barbara Johnson, City Engineer Degan Lewis, and NAB Chairperson Libby Flegal

Chair Adams called the meeting to order at 7:00 p.m. and stated that Item 2 would be continued to the next Planning Commission Meeting and that Item 5 would be continued indefinitely.

Commission Business:

- **Pledge of Allegiance:** Commissioner Armstrong led the Pledge of Allegiance.
- **Opening Remarks:** Commissioner Steele gave the opening remarks.
- **Agenda Approval:**
 - **MOTION:** Commissioner Baptista moved to APPROVE the written agenda as public record, with Items 2 being continued to March 10, 2016 and Item 5 being continued indefinitely. Commissioner Armstrong seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
- **Staff Reports:**
 - **MOTION:** Commissioner Armstrong moved to APPROVE the Staff Reports as part of the public record. Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
- **Declaration of conflicts and abstentions from Commission Members:** There were none.

ITEM 1 – Public Hearing to consider request of Forrest Phillips for a three-lot subdivision called Forrest Phillips Development Plat A consisting of approximately 0.47 acres on property located at

1 approximately 10 South 400 East in the R1-7 (Single Family Residential) Zone. **OLD FORT**
2 **NEIGHBORHOOD**

3
4 City Planner, Royce Davies, presented the staff report and displayed an aerial photograph of the area
5 on which he identified the subject property. The applicant was requesting a subdivision of the parcel
6 into three lots, all of which will meet the 7,000 square foot minimum lot size. Mr. Davies stated that
7 there is an existing home on the northern property. He also confirmed that the application met all of
8 the zoning requirements and no rezoning or special permits were required for the proposed
9 subdivision.

10
11 The applicant, Forrest Phillips, gave his address as 810 East 400 North in Lindon. In addition to Mr.
12 Davies' presentation, Mr. Phillips explained that they would also be improving the drainage and storm
13 water features on the property.

14
15 Chair Adams opened the public hearing. There were no public comments. Chair Adams closed the
16 public hearing.

17
18 **MOTION:** Commissioner Armstrong moved that the Planning Commission APPROVE the request
19 of Forrest Phillips for a three-lot Preliminary Subdivision Plat called Forrest Phillips Development
20 Plat A on property located at approximately 10 South 400 East, in the R1-7 (Single Family
21 Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and
22 as modified by the condition below:

- 23
24 1. All Final Planning, Engineering, and Fire Department requirements are met.

25
26 Commissioner Baptista seconded the motion. The Commissioners unanimously voted "Aye". The
27 motion carried.

28
29 **ITEM 2** – Public hearing to consider a request of Zhipeng Kou for a one-lot subdivision called
30 Zhipeng Estates on property located at approximately 600 South Apple Grove Lane in the R1-8
31 (Single Family Residential) Zone. **STRING TOWN NEIGHBORHOOD** **Continued until March*
32 *10, 2016.*

33
34 **ITEM 3** – Public Hearing to consider a request of Stephanie Bruker for a conditional use permit to
35 teach dance lessons (The Dance Conservatory) on property located at approximately 791 South Main
36 Street in the CS-2 (Commercial Sales) Zone. **STRING TOWN NEIGHBORHOOD.**

37
38 Mr. Davies presented the staff report and stated that the request is for a conditional use permit to
39 operate a dance studio. He presented a photograph of the retail center and identified the available
40 space the applicant intends to convert into a studio. Mr. Davies stated that dance studios are a
41 conditional use in the CS-2 Zone. He noted that staff is in the process of reexamining the Code to
42 determine if this and other uses need to be considered as conditional or permitted. With regard to
43 parking, the applicant was informed that they will have 40 parking stalls available for their business,
44 which meets the parking requirements set forth in the Code.

1 The applicants, Stephanie and Braden Brucker, gave their address as 4635 West Hillcrest Drive in
2 Cedar Hills. The Brucker's have been in the business for 12 years and are excited about moving their
3 studio to Pleasant Grove.

4
5 Chair Adams opened the public hearing. There were no public comments. Chair Adams closed the
6 public hearing.

7
8 **MOTION:** Commissioner Baptista moved that the Planning Commission APPROVE the request of
9 Stephanie Bruker for approval of a conditional use permit for The Dance Conservatory on property
10 at 791 South Main Street in the CS-2 (Commercial Sales 2) Zone; and adopt the exhibits, conditions,
11 and findings contained in the staff report, and as modified by the condition below:

- 12
13 1. All Final Planning, Engineering, and Fire Department requirements are met.

14
15 Commissioner Nydegger seconded the motion. The Commissioners unanimously voted "Aye". The
16 motion carried.

17
18 **ITEM 4** – Discussion to consider amending the existing phasing plan for the Muirfield Estates
19 Subdivision located on property at approximately 3300 North 1450 West in the R1-20 (Single Family
20 Residential) Zone.

21
22 Mr. Davies presented the staff report and stated that the project was previously approved in June of
23 2014. At the time, it was approved as one large plat with smaller individual plats that would be
24 approved as phasing went on. The property is zoned R1-20, which allows for lot size averaging. Mr.
25 Davies explained that the changes made to the phasing plan were minor adjustments to a few of the
26 lots that would bring them all into compliance with the Code. Mr. Davies then presented the current
27 and proposed phasing plans and identified the changes. As the adjustments will bring the lots into
28 compliance, staff recommended approval of the application.

29
30 The applicant, Kyle Spencer from North Engineering, gave his business address as 1048 East 840
31 North in Orem. Mr. Spencer briefly described the background of the property and the need for the
32 proposed amendment. He then addressed the street installation, as it will be constructed in phases.

33
34 Chair Adams opened the public hearing.

35
36 Mark Ray gave his address as 1248 East 1280 North in American Fork. He asked if a traffic impact
37 study had been done prior to approval of this plat. City Engineer, Degan Lewis, responded that that
38 was not a requirement for small subdivisions such as this. However, they would be required to follow
39 the Transportation Master Plan. Mr. Ray expressed concern regarding increased traffic at the north
40 end of the subdivision. With the addition of Lincoln Elementary the streets have become crowded
41 and dangerous.

42
43 There were no further public comments. Chair Adams closed the public hearing.

44
45 Mr. Lewis explained that 3300 North will eventually be widened to three lanes, but he was unaware
46 of any plans for any signals on the American Fork side of that road. Complete sidewalks will also be
47 installed along 3300 North for the students to use.

1
2 Chair Adams reopened the public hearing.
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4 Mr. Ray understood the challenge of the area being on the border between the two cities, but the issue
5 still remains. He explained that cars will line up along 3300 North for several hundred yards as
6 parents wait to pick up their children. Often children dart into the road from between the cars, which
7 is very dangerous. Mr. Ray was concerned that the danger will only increase with the widening of
8 the road, as drivers will be going even faster with a three-lane road.
9

10 Commissioner Baptista asked if Mr. Ray had voiced his concerns to the Academy. He stated that
11 other neighbors have but nothing has come of it.
12

13 **MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the request of
14 Kyle Spencer for an amendment to the existing phasing plan for Muirfield Estates Subdivision on
15 property at approximately 3300 North 1450 West, in the R1-20 (Single Family Residential) Zone;
16 and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the
17 condition below:
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- 19 1. All Final Planning, Engineering, and Fire Department requirements are met.
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21 Commissioner Armstrong seconded the motion. The Commissioners unanimously voted "Aye". The
22 motion carried.
23

24 **ITEM 5** – Public Hearing to consider a request of Sam Walker for a seven-lot subdivision called
25 Walker Grove Plat A consisting of approximately 3.317 acres on property located at approximately
26 1040 East Grove Creek Drive in the R1-20 (Single Family Residential) Zone. **GROVE CREEK**
27 **NEIGHBORHOOD** *Continued from February 11, 2016. To be continued indefinitely.
28

29 **MOTION:** Commissioner Baptista moved to APPROVE the minutes of the February 11, 2016
30 Planning Commission Meeting and Report of Action. Commissioner Steele seconded the motion.
31 The Commissioners unanimously voted "Aye". The motion carried.
32

33 **MOTION:** Commissioner Baptista moved to adjourn. Commissioner Armstrong seconded the
34 motion. The Commissioners unanimously voted "Aye". The motion carried.
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36 The meeting adjourned at 7:31 p.m.
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Planning Commission Chair
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Barbara Johnson, Planning Tech
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Date Approved
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